

00552745/ r1



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION, its successors in interest and/or  
assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF  
ESTHER C. FREDRICKSON; UNKNOWN  
HEIRS AND DEVISEES OF MARK F.  
FREDRICKSON; BRENT A. FREDRICKSON;  
JULEEN F. CLIFT; LAREEN F. BEACHAM;  
TED A. FREDRICKSON; DAN E.  
FREDRICKSON; MATTHEW A.  
FREDRICKSON; JOHN D. FREDRICKSON;  
AMMON FREDRICKSON; ELISA A.  
BECKMAN; EMILY L. KIM; MELISA  
FREDRICKSON; ANNA M. FREDRICKSON;  
OCCUPANTS OF THE PREMISES

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 14-2-25222-6 SEA

JUDGMENT RENDERED ON	2/12/2016
WRIT FOR ORDER OF SALE ISSUED:	9/15/2016
DATE OF LEVY:	9/22/2016

TO: UNKNOWN HEIRS AND DEVISEES OF ESTHER C. FREDRICKSON; UNKNOWN HEIRS AND  
DEVISEES OF MARK F. FREDRICKSON; BRENT A. FREDRICKSON; JULEEN F. CLIFT; LAREEN  
F. BEACHAM; TED A. FREDRICKSON; DAN E. FREDRICKSON; MATTHEW A. FREDRICKSON;  
JOHN D. FREDRICKSON; AMMON FREDRICKSON; ELISA A. BECKMAN; EMILY L. KIM;  
MELISA FREDRICKSON; ANNA M. FREDRICKSON; OCCUPANTS OF THE PREMISES (IN REM),  
JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**8116 NORTHEAST 157TH STREET, KENMORE, WA 98028**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH,  
RANGE 4 EAST W.M., RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS  
FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SUBDIVISION AT A POINT 1887.37 FEET SOUTH OF  
THE NORTHEAST CORNER OF SAID SUBDIVISION: THENCE WEST, AS RIGHT ANGLES TO  
SAID EAST LINE, 705 FEET; THENCE CONTINUING WEST ALONG SAID LAST DESCRIBED  
LINE EXTENDED WESTERLY, 75 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE  
OF SAID SUBDIVISION 177 FEET; THENCE EAST, ALONG A LINE AT RIGHT ANGLES TO THE  
EAST LINE OF SAID SUBDIVISION, 75 FEET; THENCE NORTH ALONG A LINE PARALLEL TO  
THE EAST LINE OF SAID SUBDIVISION, 177 FEET TO THE TRUE POINT OF BEGINNING OF  
THE TRACT HEREIN DESCRIBED; (ALSO KNOWN AS A PORTION OF LOTS 41 AND 42 IN  
BLOCK "I" OF MOORLAND HEIGHTS, ACCORDING TO THE UNRECORDED PLAT THEREOF,  
IN KING COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO.: 563150-1067-03

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME:** 10:00 AM  
**DATE:** NOVEMBER 18, 2016  
**PLACE:** 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$523,464.03** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on **JULY 18, 2017**.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on JULY 18, 2017.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 18, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA, DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
425-458-2121